

Plan and Design Review Minutes February 4, 2014

**Minutes of Combined Meeting of
Mashpee Design Review Committee and
Mashpee Plan Review Committee
Held Tuesday, February 4, 2014
Mashpee Town Hall Waquoit Meeting Room**

Design Review Members Present: Joseph Cummings and William Blaisdell (ZBA).

Plan Review Members Present:

Charlie Maintanis, Local Inspector
Scott Carline, Police Department
Tom Fudala, Town Planner
Joel Clifford, Fire Inspector
Glen Harrington, Health Agent
Joyce Mason, Town Manager
Catherine Laurent, DPW Director

Audience: Geoff Spillane – Mashpee Enterprise
Carol Sherman – Board of Selectmen

Charlie Maintanis called the meeting to order at 9 a.m.

3 Greene Street

Building changes Asia Restaurant
Outdoor dining as well
Representative – Tom Feronti

Tom Feronti and John Connell appeared. Tom Feronti said the building with the Asia Restaurant is in one of the older buildings at Mashpee Commons and they feel it is time to address upgrades to this building. Tom Feronti passed out updated Plans to the Committee members and apologized for providing these Plans so late but he said they only finished the revisions last night.

He said as part of the Asia renovations they will be changing store fronts; adding outdoor seating; will be relocating the bathrooms; adding a sprinkler room; adding 16 additional seats on the inside, as well as the outdoor dining.

Tom Feronti said in the original Plans submitted they had eliminated a parking space, but in the revised Plans he just provided they are not eliminating the parking space and there will still be outdoor dining on North Street. He said there will be outdoor dining on North Street and also at the rear areas, as well as the existing back area of the Asia Restaurant.

Tom Feronti stated they are currently working with a local subcontractor for site construction, as well as a sprinkler contractor since the building not currently sprinkled. He said current inside space is about 3800 square feet; changed inside will be about 4000 square feet.

Scott Carline mentioned that last summer noise was a problem. Tom Feronti said this is just outdoor dining...no music. They are in the process of adding a liquor license.

3 Greene Street (continued)

Charlie Maintanis questioned egress...Mr. Feronti said the Code Analysis will show egress. Joel Clifford noted there is no exit from open seating area out to sidewalk shown; also back exit egress not shown.

Charlie said as part of narrative look at level of alteration. Mr. Feronti said, "yes", that will all be put together.

Bill Blaisdell asked whether they would be seeking any zoning relief; Tom Feronti responded "no".

Glen Harrington asked whether air curtains would be used and he pointed out that also at entrance to back area if door propped open at any time they need air curtain or screen door. Glen said air curtain would be better.

Charlie asked if there was to be a curb cut that goes across to The Lanes. Tom Feronti said that is the plan now. He said there is a wall that will be installed at The Lanes parallel to Greene Street to provide a buffer for the sound and they will re-align curb to line up properly with this curb cut at Building 3. He said this layout does work for Fire Department turn analysis. He said Greene Street going into alley. Joel Clifford suggested the alley become a no-parking fire lane.

Tom Feronti said they haven't finalized the sprinkler room yet. Joel said Fire Department would need to see radius in relation to Building 1. In addition Fire Department will have to determine the easiest way to get to fire connection to make sure clear at all times.

Tom Feronti asked if alley designated as a fire lane can the alley be used for deliveries. Joel responded "no".

Charlie asked whether there is any curb cut/crosswalk from Greene Street parking. Mr. Feronti said crosswalks only between CVS and Asia; then Steeple/Greene Street by Panera.

Tom Fudala voiced concern as to the amount of sidewalk left in 2 places adjacent to the corners of the North Street outside dining area. Mr. Feronti said he will take a look at this.

Glen Harrington noted that some tables will be outside the cover area but they need covering, such as an umbrella. Glen said Board of Health needs to see covered areas and seats. He advised that Asia has to come to Board of Health to amend their Permit. Tom Feronti noted that the outside dining will be seasonal. He said most screening will be to hide compactors—not pleasant view for diners.

Joel Clifford said seating layout is needed on revised Plan; also show clear path of travel.

Joel suggested sprinkler room in basement may work better if in its own room...Tom Feronti said that's how it will be. He said Lynch looking at where connection will be at Greene Street and how to get underground water to the connection. He said they put new feed in Building 1; existing feed in Building 3, but they're looking to put in a new one.

Approval of Minutes

Plan Review: Joyce Mason motioned to approve the minutes of the Design Review and Plan Review combined meeting of November 19, 2013; Catherine Laurent seconded the motion; and it was approved by Plan Review, with Tom Fudala and Glen Harrington abstaining.

Tom Fudala motioned to approve the minutes of the Design Review and Plan Review combined meeting of January 21, 2014; Joel Clifford seconded the motion; and it was approved by Plan Review, with Scott Carline, Joyce Mason, and Catherine Laurent abstaining.

Design Review: Joseph Cummings approved the January 21, 2014 minutes on behalf of Design Review.

Adjournment... This joint meeting of Design Review and Plan Review adjourned at 9:30 a.m.

Respectfully submitted

Jean Giliberti
Recording Secretary